



Report of Technical Review Committee

Docket #: PC2006-051 Project Type: Site Development Plan TRC Meeting: 8/16/06
Project: Proposed expansion of Greenwood Park Mall
Location: 1251 N. U.S. 31
Engineer: Woolpert, LLP Representative(s): Dan Kuester, Ann Marie Varga, Curt Tappendorf, John Phipps, John Woods, Mitch Denton

TRC Members Present

<u>Planning:</u> Ed Ferguson Lowell Weber	<u>Engineering & Sanitation:</u> Paul Peoni - Engineering Kevin Riddle - Engineering	<u>Fire Department:</u> Rodney Johnson <u>Parks Department:</u>	<u>Police Department:</u> <u>Other:</u> Diana Mercer – Indiana American Water
---	--	---	---

Minutes:

Dan Kuester, Woolpert, presented the site plans.

The re-development area is the northwestern quadrant of the mall site. The L.S. Ayres store is being demolished. Four buildings totaling approximately 118,000 sq. ft. in area will be built in this area. Two will be attached to the main mall, but most stores will have their own entrance directly from the parking lot. The entire re-development area is inside the ring road that encircles the mall. There are no proposed changes to the perimeter outlots and parking area.

Johnson moved. Peoni seconded. All ayes. Motion carried.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

With the following conditions:

- 1) Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
- 2) Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
- 3) Landscape plans shall be subject to revision as per written staff report.
- 4) All written comments listed in Fire Department's report shall be met. (attached)
- 5) Western entrance from U.S. Hwy. 31 and interior intersection shall have the general design and geometrics revised to create a safer, less confusing traffic pattern.
- 6) Profile sheets for storm sewers shall be added to the plans.
- 7) Drainage plans shall be subject to further review and approval by City Engineer.

Chairman